076.0	0003	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,083,300 / 1,083,300
					USE VALUE:	1,083,300 / 1,083,300
					ASSESSED:	1,083,300 / 1,083,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		ADAMIAN PK, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DEGREGORIO JEFFREY H & HEATHE	
Owner 2:		
Owner 3:		
Street 1:	1 ADAMIAN PARK	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	ADAMIAN EDWIN & HERMINIE -
Owner 2:	-
Street 1:	1 ADAMIAN PARK
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .257 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1946, having primarily Brick Veneer Exterior and 2541 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 2 HalfBaths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11192.000	554,300		529,000	1,083,300
Total Card	0.257	554,300		529,000	1,083,300
Total Parcel	0.257	554,300		529,000	1,083,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 426.36 | /Parcel: 426.36

Legal Description

User Acct 47979

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 02/09/09

!6322!

PREVIOUS ASSESSMENT

Parcel ID 076.0-0003-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	554,300	0	11,192.	529,000	1,083,300		Year end	12/23/2021
2021	101	FV	538,700	0	11,192.	529,000	1,067,700		Year End Roll	12/10/2020
2020	101	FV	538,600	0	11,192.	529,000	1,067,600	1,067,600	Year End Roll	12/18/2019
2019	101	FV	409,800	0	11,192.	529,000	938,800	938,800	Year End Roll	1/3/2019
2018	101	FV	409,800	0	11,192.	453,500	863,300	863,300	Year End Roll	12/20/2017
2017	101	FV	409,800	0	11,192.	423,200	833,000	833,000	Year End Roll	1/3/2017
2016	101	FV	409,800	0	11,192.	362,800	772,600	772,600	Year End	1/4/2016
2015	101	FV	394,000	0	11,192.	325,000	719,000	719,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:42:34

LAST REV

Date	Time
10/07/21	17:57:39
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6322

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ADAMIAN EDWIN &	57221-471		7/29/2011		747,500	No	No		
ADAMIAN EDWIN,	17921-68		3/6/1987	Convenience	1	No	No		
ADAMIAN EDWIN	6303-248		1/1/1901		135,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/29/2021	1095	Addition	368,000	O				
4/30/2013	620	Manual	2,475	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/27/2012	Left Notice	JBS	JOHN S
10/29/2011	MLS	EMK	Ellen K
2/9/2009	Meas/Inspect	189	PATRIOT
10/13/1999	Meas/Inspect	266	PATRIOT
8/3/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	47979
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11192		Sq. Ft.	Site		0	70.	0.68	4									529,034						529,000	

Total AC/HA:	0.25693	Total SF/SM:	11192	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	529,034	Spl Credit		Total:	529,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1946	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	3	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.20970142
Const Adj.:	1.03762114
Adj $ / SQ:	163.178
Other Features:	137391
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	581073
Depreciation:	26729
Depreciated Total:	554343

COMMENTS

SINK/TOILET AND SHOWER IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	2				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

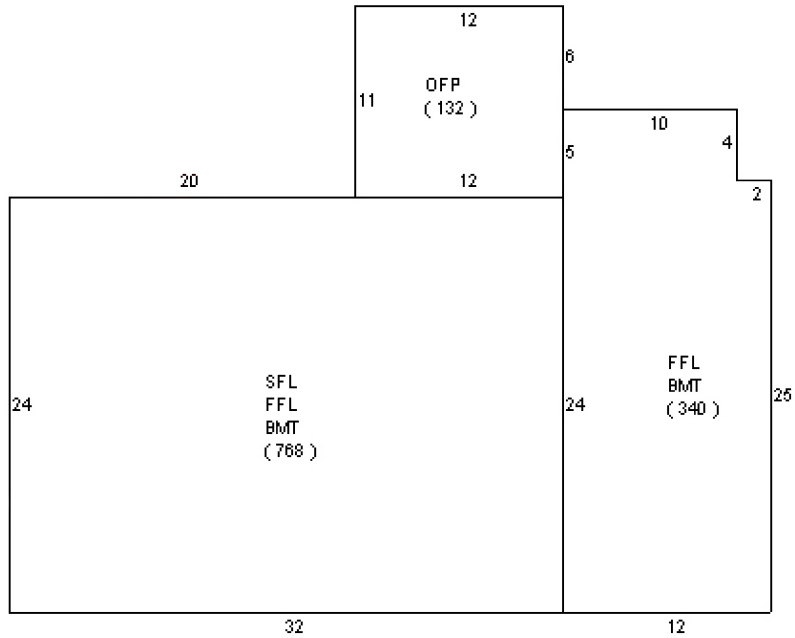
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	179.50
Special Features:	0	Val/Su Net:	177.89
Final Total:	554300	Val/Su SzAd	295.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,108	72.890	80,764
FFL	First Floor	1,108	163.180	180,801
SFL	Second Floor	768	163.180	125,320
OFP	Open Porch	132	30.090	3,972

Net Sketched Area:	3,116			Total:	390,857
Size Ad	1876	Gross Area	3116	FinArea	2541

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

076.0-0003-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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